

Commonwealth Facility Fund for Energy Efficiency

Project Contact:

Ryan Harold

DCAMM

857-204-1449

ryan.harold@state.ma.us



Division of Capital Asset Management and Maintenance

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CoFFEE Background

- EDF Climate Corps fellowship at DCAMM – Summer 2013
- Goal: How a state revolving loan fund concept could be applied to the State's buildings energy efficiency projects
- Problem Statement:
 - Need to identify a appropriate and cost-efficient way to finance **short term projects**
 - Small scale projects can be **implemented quickly** and result in immediate savings that can then be **re-invested in additional efficiency** projects
- DCAMM/DOER awarded Dept. of Energy grant
 - Federal grant: \$254,000 DCAMM seed money: \$500,000

CoFFEE PMO

Jenna Ide, Deputy Director Energy, DCAMM

Ryan Harold, CoFFEE Program Manager DCAMM

Mike Reinhardt, Project Manager, DCAMM

Tom Tagan, Regional Director, DCAMM

Jillian DiMedio, Program Coordinator, DOER

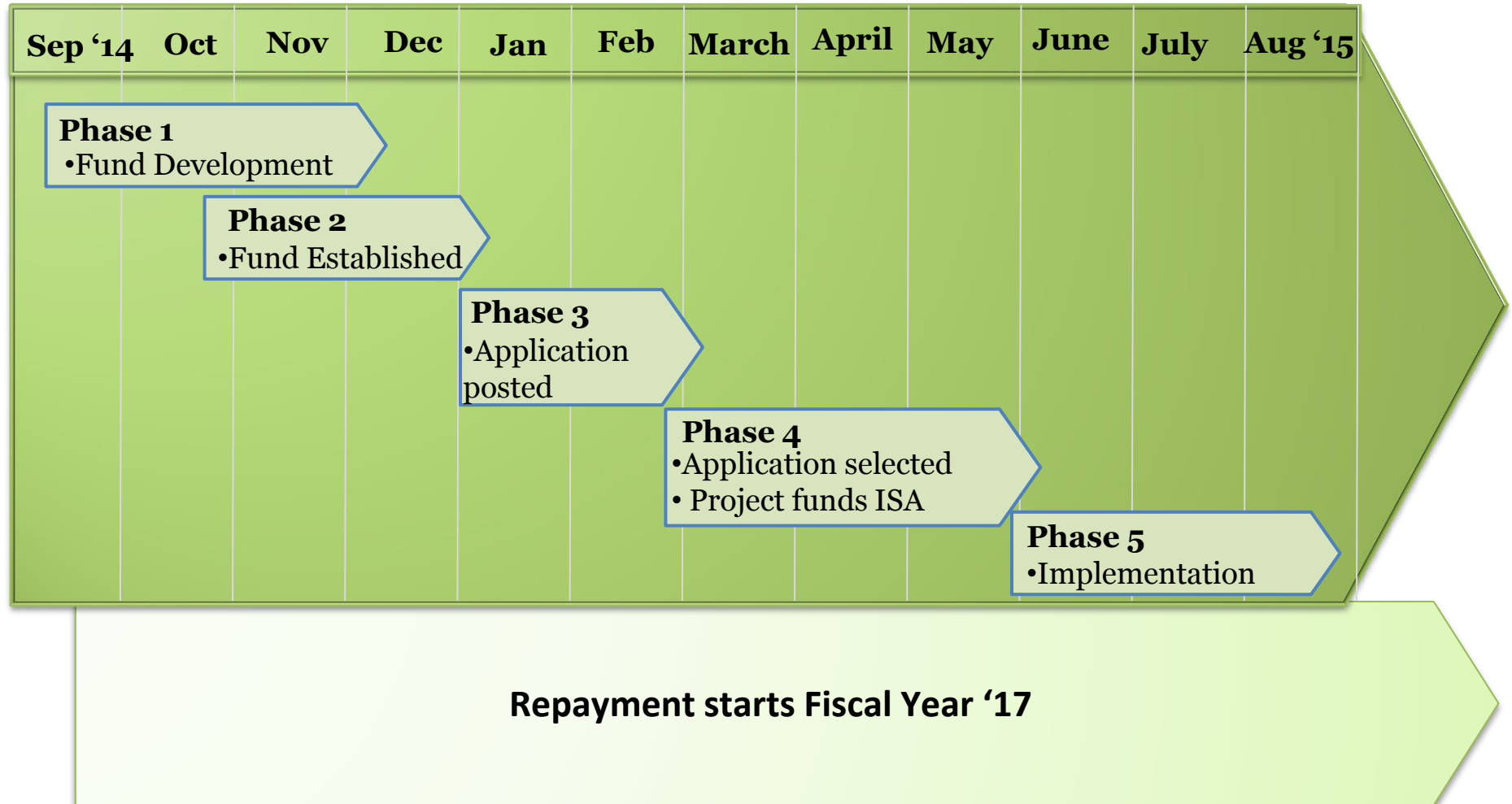
Paul Antoniewicz, Court Management, Office of the Trial Courts

James Doucett, Clean Energy Results Program Director, MassDEP

Navigant Consulting, Inc.

Internal Advisors: Advice from DCAMM Legal and Finance offices, Comptroller, Office of Administration and Finance

Project Timeline



Key Target Dates

**Application
Posted:
January 23**

**Application
Due: March 24**

**Funds
transferred
(ISA): May 28th**

**Webinar:
February 10th**

**Projects
Selected: May
1st**





CoFFEE Benefits

Affordable

- Provide funds to state facilities to finance efficiency projects
- Small administration fee to sustain management of the fund
- Savings to exceed debt 15% of savings staying with facility

Flexible

- Varied repayment terms based on specific project paybacks
- Program can be used on an ongoing basis
- Fosters energy and water efficiency and innovative projects

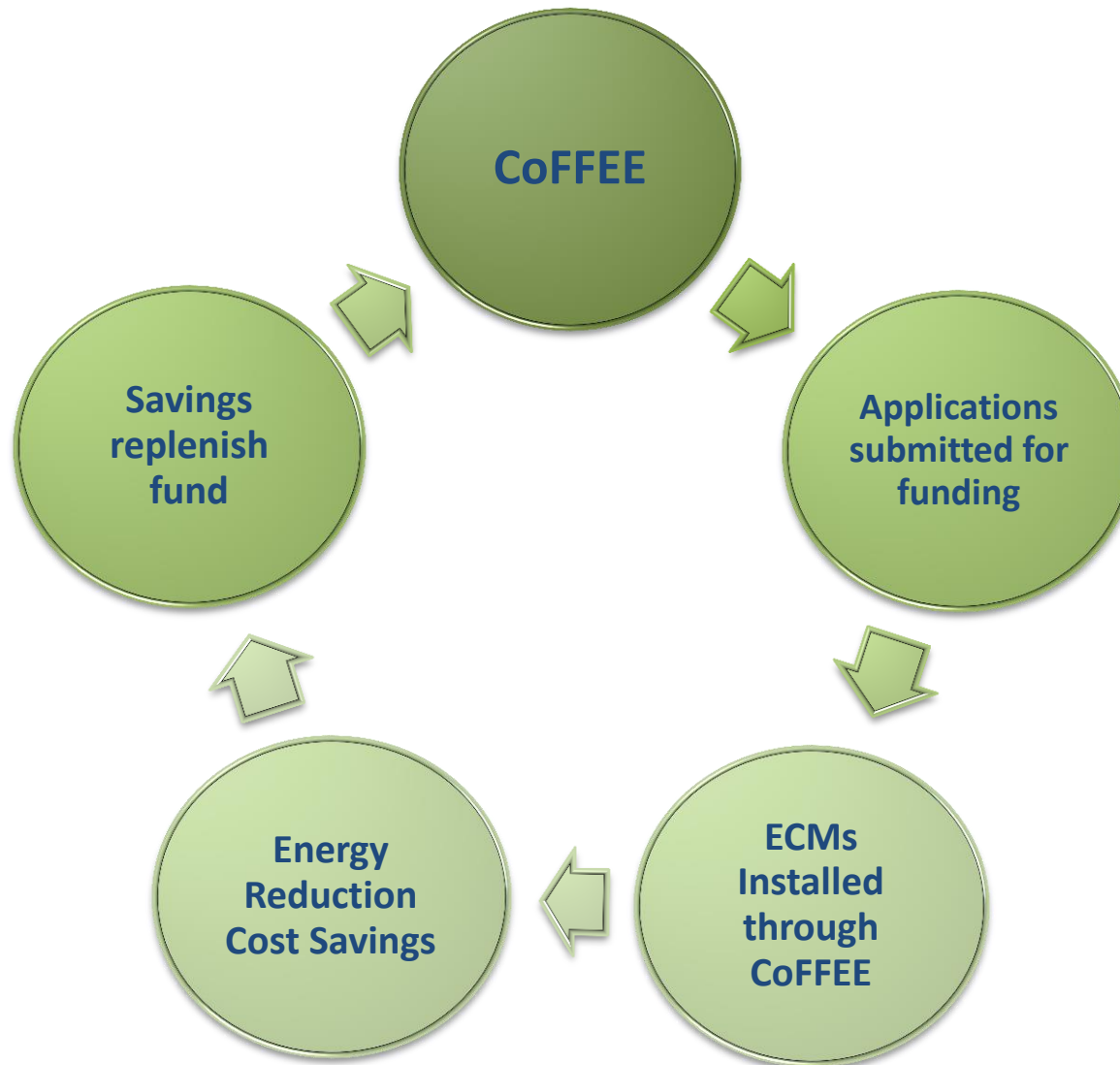
Sustainable

- Self-replenishing through savings
- Reinvestment of the repayments in new efficiency projects
- Leverage best practices to identify methods.

Accountable

- Reduce costs, utility usage and environmental impacts.
- Accountable with checks and balance
- Provides educational value and easily replicable

CoFFEE Process





CoFFEE Eligible Projects

Energy Conservation Measures

Lighting Upgrades and delamping

Building Envelop Improvement

Heating, Ventilation and Air Conditioning replacements and upgrades

Energy Management Systems Upgrades

Retro-Commissioning

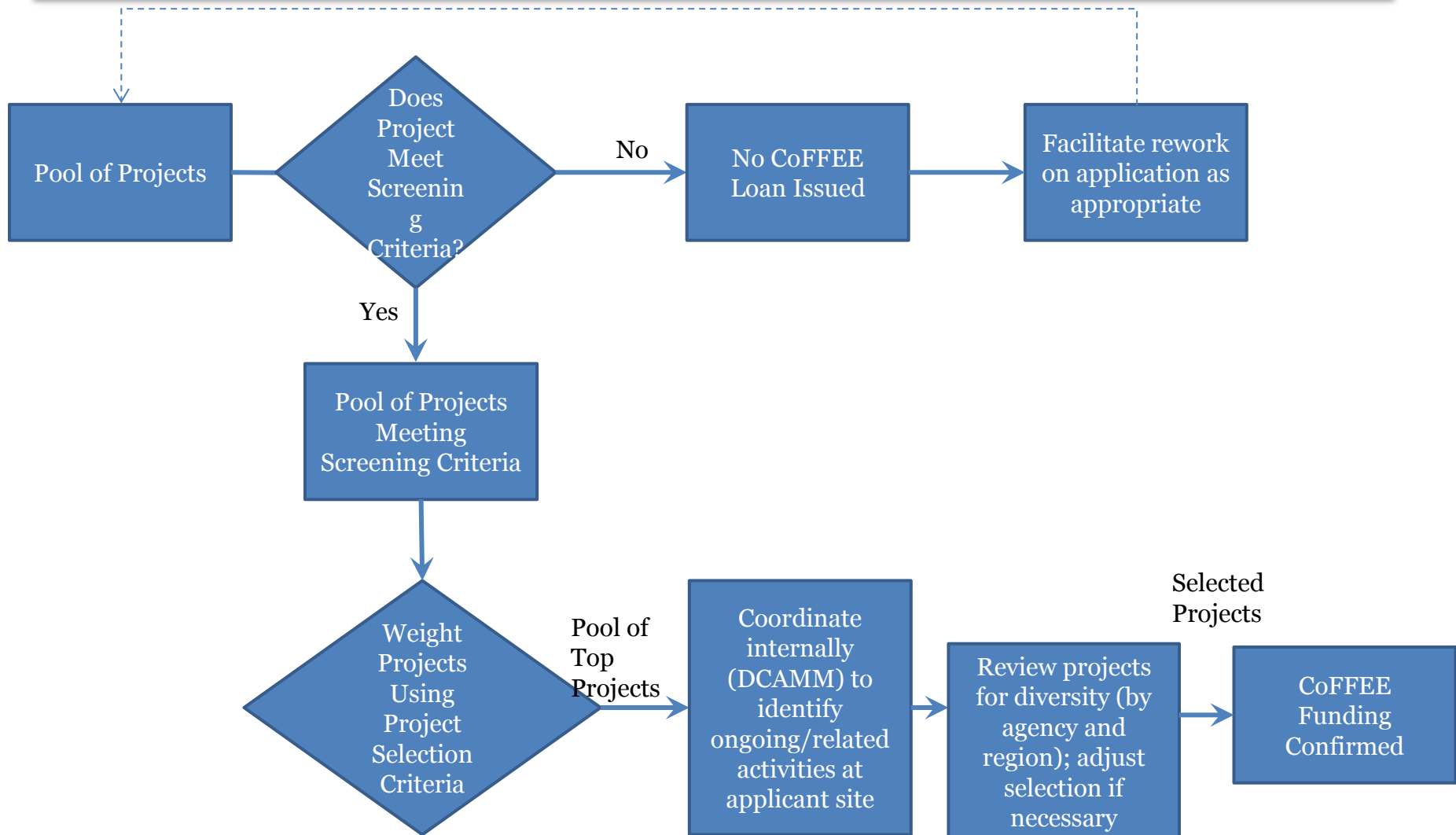
Renewables

Insulation

Domestic Water

Other energy and water efficiency projects

Project Selection Process Map





Screening Criteria

Project Champion

Economics

Baseline Energy Data

Existing Condition & Savings Potential

Supporting Documentation

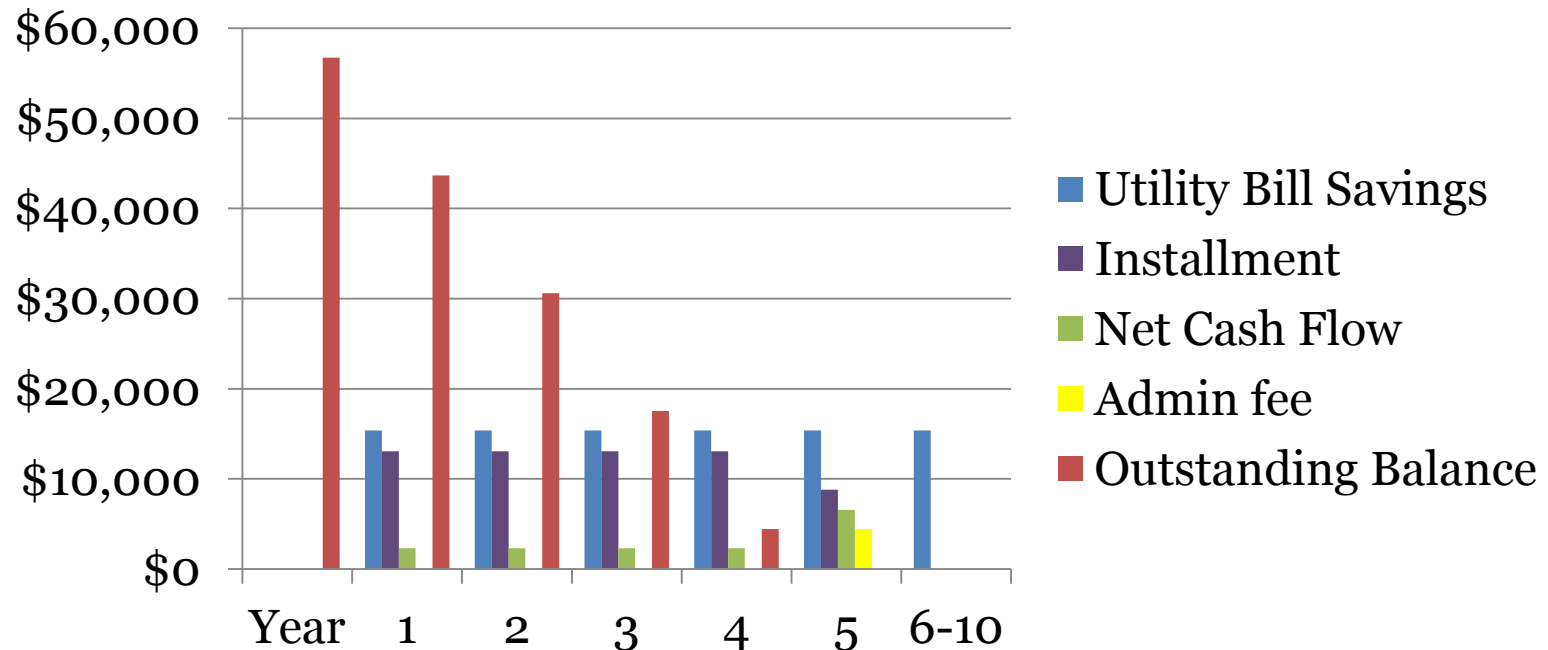
Project Selection Criteria

Criteria	Description	Weighting
Payback Period	Time it takes saving to cover project costs	35%
Total Resource Benefit	Monetary value of energy savings	20%
Confidence/Timing	Feasibility and likelihood of success	20%
Non-energy Benefits	Reduced lifecycle costs, productivity benefits, improve aesthetics	15%
Education Value & Innovation	Project exposure, education benefits innovative measures	10%

Fund Example – Ulin Skating Rink

Project Cost: \$71,486
Utility Incentive: \$15,214
CoFFEE funded: \$56,272
ECMs: Lighting, VFDs & EMS

Annual Utility Savings: \$15,375
Annual Repayment: \$13,068
Net Savings: \$2,307
Payback: 4.00 years





Questions or Feedback?

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